



**CITY OF DALLAS**  
**Urban Renewal Advisory Committee**  
**Dallas City Hall**  
**187 SE Court Street, Dallas, Oregon 97338**  
**Tuesday, April 7, 2015 – 5:30 p.m.**

**MINUTES - DRAFT**

**Members Present:** Chair Rich Rohde, Brian Dalton, Jim Fairchild, Ken Jacroux, Joe Koubek , David Shein and LaVonne Wilson,

**Absent:** Nancy Adams, Bob Brixius

**Staff:** Community Development Director Jason Locke, Planner Suzanne Dufner

**Guests:** Bob Brannigan, Bob Collins, Chelsea Metcalf, Sue Rohde, Beverly Shein

**CALL TO ORDER**

Chair Rich Rohde called the meeting to order at 5:30 p.m.

**APPROVAL OF MINUTES**

The minutes of the March 3, 2015 meeting were presented and approved.

**PUBLIC COMMENTS**

The Chair recognized Bob Collins, who is in the process of purchasing the Blue Garden building. Bob Collins indicated he was still in the process of finalizing the paperwork to purchase the building. He plans to open a restaurant and restore the building consistent with the historic character of the building. Staff can assist with efforts to obtain funding assistance (e.g. Dallas URA Grant Program, Diamonds in the Rough Grant Program). A lot of good historic information is available about the building. Sue Rhode, the City Historian, is a good resource for information on the Blue Garden. Dave Shein indicated the owner of South Town Glass once offered to provide replacement glass tiles for the Blue Garden façade at cost.

**OLD BUSINESS**

Jason Locke provided an update on the Court and Mill Street sidewalk projects. Both projects will be completed by the end of the year. Jason is talking with Salem Public Works staff about specifications for banner pole signs. There's no new information regarding the old Armory site.

Suzanne Dufner provided an update on the URA Façade Grant Program. House of Floors signed their grant agreement (2<sup>nd</sup> grant award). Pressed is making progress on resolving building permit issues related to their grant request.

Joe Koubek provided an update on the RARE Participant Subcommittee meeting. A copy of the March 23, 2015 meeting minutes were provided at the meeting. The Subcommittee is working on a revised draft business plan that will be sent out for comment. Jason clarified the URDAC subcommittee meetings are open to the public, but not more than four URDAC members may attend and participate in the meeting to avoid having a quorum. Jim Fairchild indicated a major concern of the Council is the sustainability of the program. Joe indicated the RARE participant was a one year program with specific projects that would be completed at the end of the year. One of the goals is to establish the long term viability of the program. Rich indicated as the Chair he would be putting together a letter to the URA

Board of Directors explaining the objectives and projects that would be completed with program in one year.

Jason clarified the timeline for the URA budget process and that URDAC's recommendation to fund the RARE participant will be forwarded to the URA for their consideration on April 20<sup>th</sup>. The URA makes the final decision on what projects to fund next fiscal year. LaVonne Wilson requested the URA be provided copies of the earlier business plan drafts. Brian Dalton indicated the draft has been updated to reflect the City's change in focus from the Comprehensive Plan update to economic development. Brian is also doing research on the sustainability issue. The Chamber has not met to discuss the project but their role can be extracted from the plan if they decide not to participate. The major objectives of the project are to build the strength of the Downtown Development Association and the Downtown. Jason noted the April 20<sup>th</sup> meeting will include the presentation of the budget to the Budget Committee. There is no public hearing at the April 20<sup>th</sup> meeting. The full budget schedule with all of the relevant dates is available online.

#### **NEW BUSINESS**

None.

#### **MEMBER COMMENTS**

Joe provided an update on the Ford Institute sign. The sign is in the design phase and they will be invoicing the URA for the \$2,500 to purchase the sign before the end of the fiscal year.

Brian provided an update on two buildings for sale in the Downtown – the old sushi restaurant (Tiga) and the old Cooley's building. So far there has not been any interest in the former Tiga building that is listed for \$114,000. The Cooley's building has had some interest and is listed for \$160,000.

#### **STAFF COMMENTS**

None.

#### **OTHER BUSINESS**

None.

The meeting adjourned from City Hall at 6:26 p.m.